

136.0

0003

0010.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,005,600 / 1,005,600

USE VALUE: 1,005,600 / 1,005,600

ASSESSED: 1,005,600 / 1,005,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	ARCHER ELIZABETH A
Owner 2:	
Owner 3:	

Street 1: 54 KENSINGTON PARK

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02476 Type: _____

PREVIOUS OWNER

Owner 1: MOOMAW WILLIAM R -

Owner 2: -

Street 1: 54 KENSINGTON PARK

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 9,871 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Brick Veneer Exterior and 2478 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9871		Sq. Ft.	Site		0	90.	0.73	10									644,518						644,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9871.000		356,000		5,100		644,500		1,005,600							
Total Card							0.227		356,000		5,100		644,500		1,005,600		Entered Lot Size					
Total Parcel							0.227		356,000		5,100		644,500		1,005,600		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		405.81		/Parcel:		405.8		Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED											
TAX DISTRICT										136.0-0003-0010.A		PRINT											
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes	Date	Prior Id # 1:											
2020	101	FV	400,600	5100	9,871.	644,500	1,050,200	1,050,200	Year End Roll		12/18/2019	Prior Id # 2:											
2019	101	FV	338,800	5100	9,871.	680,300	1,024,200	1,024,200	Year End Roll		1/3/2019	Prior Id # 3:											
2018	101	FV	317,700	5100	9,871.	501,300	824,100	824,100	Year End Roll		12/20/2017	Prior Id # 1:											
2017	101	FV	317,700	5100	9,871.	479,800	802,600	802,600	Year End Roll		1/3/2017	Prior Id # 2:											
2016	101	FV	317,700	5100	9,871.	444,000	766,800	766,800	Year End		1/4/2016	Prior Id # 3:											
2015	101	FV	310,000	5100	9,871.	372,400	687,500	687,500	Year End Roll		12/11/2014	danam											
2014	101	FV	310,000	5100	9,871.	363,800	678,900	678,900	Year End Roll		12/16/2013	ASR Map:											
2013	101	FV	310,000	5100	9,871.	346,600	661,700	661,700			12/13/2012	Fact Dist:											

BUILDING PERMITS										ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
6/23/2020	672	Att. Gar	30,000	O					9/28/2017	Inspected	PH	Patrick H									
3/27/1997	118	Manual	2,800						8/29/2017	TTL REFUSAL	HS	Hanne S									
4/1/1992	105	Manual	6,000						11/22/2008	Meas/Inspect	189	PATRIOT									
									11/3/2004	MLS	MM	Mary M									
									11/5/1999	Meas/Inspect	266	PATRIOT									
									3/1/1992		PM	Peter M									

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



